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Official copy of register of title

Title number EGL481346

Edition date 26.07.2018

- This official copy shows the entries on the register of title on 16 NOV 2023 at 14:21:16.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 16 Nov 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Telford Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

NEWHAM

- 1 (14.12.2004) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Land at King George V Dock, London.
- 2 (14.12.2004) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 5 October 2004
Term : From 5 December 2003 to 5 December 2022
Parties : (1) KGV Dock Properties Limited
(2) London City Airport Limited
- 3 (14.12.2004) Where relevant, the provisions contained in the deeds set out in the register of the lessor's title referred to in the registered Lease are set out in the register of this title.
- 4 (14.12.2004) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 5 (14.12.2004) The landlord's title is registered.
- 6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.
- 7 (22.03.2017) As to the part edged and lettered X in green on the title plan Lease determined. Register closed.
- 8 (22.03.2017) The land has the benefit of any legal easements granted by a Deed dated 27 February 2017 made between (1) GLA Land and Property Limited (2) Royal Docks Management Authority Limited and (3) AMI Property Holdings Limited and others.

NOTE: Copy filed under EGL240722.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (14.12.2004) PROPRIETOR: LONDON CITY AIRPORT LIMITED (Co. Regn. No. 01963361) of London City Airport, Royal Docks, London E16 2PX.
- 2 (22.04.2016) RESTRICTION: No Disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated 23 March 2016 in favour of The Royal Bank of Scotland PLC, referred to in the Charges Register, or their conveyancer.
- 3 (22.03.2017) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number EGL274217 or their conveyancer that the provisions of Clause 3.11 of the Deed dated 27 February 2017 referred to in the Property Register have been complied with or that they do not apply to the disposition.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (14.12.2004) A Deed dated 6 August 1990 made between (1) London City Airport Limited (Company) and (2) London Docklands Development Corporation (Corporation) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (22.04.2016) REGISTERED CHARGE dated 23 March 2016 affecting also other titles.

NOTE: Charge reference EGL240722.
- 3 (26.07.2018) Proprietor: THE ROYAL BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC083026) of 36 St. Andrew Square, Edinburgh EH2 2YB.
- 4 (22.04.2016) The proprietor of the Charge dated 23 March 2016 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Deed dated 6 August 1990 referred to in the Charges Register:-

"THE Corporation in its capacity as freehold owner of the blue land hereby covenants with the Company that:-

(a) it will not use or permit or suffer the use of the blue land for any purpose, and

(b) it will not carry out or seek or carry out or cause or permit any other person to carry out or seek to carry out any development on the blue land

save that this shall not prevent the use or development of the blue land for purposes that are in the Corporation's view in its capacity as freehold owner of the blue land compatible with the location of the blue land within the public safety zones and for which any necessary grant of planning permission is obtained

2. THE Corporation shall not make any claim for compensation against the Company as a result of the covenant contained in this Deed

Schedule of restrictive covenants continued

3. THE Corporation in respect of the blue land shall indemnify the Company in relation to any expenditure that may be properly and reasonably incurred by the Company pursuant to a claim for compensation which would were it not for the provisions of this clause be the responsibility of the Company to pay arising from a planning decision under Part III of the Town and Country Planning Act 1971 whereby planning permission for development of the blue land or any part or parts thereof is refused or conditions are imposed because the Civil Aviation Authority have so advised in view of the existence of the public safety zones on all or part of the blue land

4. THE Corporation hereby covenants to do or concur in doing all things necessary to enable entries relating to this Deed to be made (subject always to the overriding discretion of the Chief Land Registrar) in the Charges Register of the title numbers affected by the terms of this Deed and shall furnish the Comdpany with details of such entries as and when made

5. FOR the avoidance of doubt the expressions "the Company" and "the Corporation" shall include their successors in title and those deriving title under them and the expression "land" shall include areas of land covered by water

6. FOR the avoidance of doubt the provisions of this Deed shall apply only to the blue land and not to any other land within the public safety zones"

NOTE: The land in this title falls within the blue land referred to.

End of register